



**DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
OFFICE OF THE ZONING ADMINISTRATOR**

July 12, 2021

Jessica Sterchi
Holladay Corporation
3400 Idaho Ave NW # 500
Washington, DC 20016
jsterchi@holladaycorp.com

Re: 1101-1107 H Street, N.E. Square 982, Lots 65 and 70 Zoning Confirmation

Dear Ms. Sterchi,

This letter will confirm the substance of the PDRM held with my staff on June 21, 2021. As presented during the meeting, the property is currently comprised of two record lots known as Lots 65 and 70, both of which are zoned NC-17. Lot 65 has 5,800 square feet of land area and is improved with a one-story commercial building. Lot 70 has 5,667 square feet of land area and is improved with a two-story commercial building. The two buildings will be razed, other than the pre-1958 façade on Lot 70 which will be preserved, and the two lots will be subdivided into a single record lot.

As shown on the attached architectural drawings, you propose to redevelop the subdivided site with a single new mixed-use residential building with ground floor retail. As discussed, I confirm the project's compliance with respect to the zoning criteria under 11 DCMR as noted below.

Project Overview

The project would consist of a new six-story building comprised of 54 residential units and approximately 6,734 square feet of ground floor retail, eating and drinking establishment, and/or service uses. Pursuant to BZA Order No. 20455, having a final date of June 4, 2021 (attached), the Board of Zoning Adjustment ("Board") approved an area variance from the loading berth requirements of 11-C DCMR § 901.1, and special exception relief under the new building development requirements of 11-H DCMR § 910.1, to construct the project. The BZA application was approved subject to the architectural drawings included at Exhibit 32A in Z.C. Case No. 20455 (the "BZA Plans"), which are attached hereto.

Applicable Zoning Criteria Analysis *(see p. A12 of the BZA Plans)*

Criteria	DCMR Reference	Allow./Req.	Provided
Bldg. Hgt.	H-903.1	70' (IZ)	75'
	H-909.1(h) & (i)	+ 5' bonus	
		= 75' total	

FAR*	H-902.1	4.2 FAR (IZ)	4.44 FAR total
	H-902.4	+ 0.5 FAR at Lot 70	
		= 4.45 FAR total	

**See 1/13/2021 Zoning Administrator determination letter on maximum permitted FAR (attached)*

Lot Occupancy	H-904.1	80% (IZ)	76%
Rear Yard	H-905.1	15'	15'
Side Yard	H-906.1	0'	0'
GAR	H-908.1	0.3	0.3
NC-17 Design Requirements	H-909	Project complies with all requirements; see BZA Approval	

Summary

I have reviewed the approved BZA Plans and Order and the attached architectural drawings and concur that the project complies with the applicable Zoning Regulations for the NC-17 Zone, subject to the area variance and special exception relief granted in BZA Order No. 20455.

Accordingly, when you file plans for a building permit, I will approve drawings that are consistent with the information noted above and the approved BZA Plans. Please let me know if you have any further questions.

Sincerely, Matthew Le Grant
Matthew Le Grant
Zoning Administrator

Attachments BZA Order #20455
 BZA Plan Set 4-7-21
 Subdivision Plat 5-6-21
 Zoning Administrator Confirmation Email and attachments 1-13-21

DISCLAIMER: This letter is issued in reliance upon, and therefore limited to, the questions asked, and the documents submitted in support of the request for a determination. The determinations reached in this letter are made based on the information supplied, and the laws, regulations, and policy in effect as of the date of this letter. Changes in the applicable laws, regulations, or policy, or new information or evidence, may result in a different determination. This letter is **NOT** a "final writing", as used in Section Y-302.5 of the Zoning Regulations (Title 11 of the District of Columbia Municipal Regulations), nor a final decision of the Zoning Administrator that may be appealed under Section Y-302.1 of the Zoning Regulations, but instead is an advisory statement of how the Zoning Administrator would rule on an application if reviewed as of the date of this letter based on the information submitted for the Zoning Administrator's review. Therefore this letter does **NOT** vest an application for zoning or other DCRA approval process (including any vesting provisions established under the Zoning Regulations unless specified otherwise therein), which may only occur as part of the review of an application submitted to DCRA.

File: Det Let re 1101-1107 H St NE to Sterchi 7-12-21